



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPM, FF

Introduction:

The landlord has applied for an Order for possession pursuant to a mutual agreement to end the tenancy.

Facts:

A hearing was conducted in the presence of both parties. A tenancy began on April 1, 2015 with rent in the amount of \$ 725.00 due in advance on the first day of each month. The tenant paid a security deposit amounting to \$ 362.50 on April 1, 2015. The landlord gave the tenant a typewritten "notice to end the tenancy" not on a prescribed form, receipt of which was acknowledged in writing by the tenant. The tenant agreed to move out on January 14, 2017.

Settlement:

The parties settled this matter and I have recorded the agreement pursuant to section 63(2) as follows:

- a. The parties have agreed to end the tenancy effective January 14, 2017 at 6:00 PM,
- b. The landlord agrees that the tenant will not pay any rent for the remainder of the tenancy, and that no rent is outstanding as consideration for this settlement, and
- c. The tenant will not make any further claims for compensation pursuant to section 51 of the Residential Tenancy Act tenancy as consideration for this settlement.

Conclusion:

As a result of the settlement I have granted the landlord an Order for Possession effective January 14, 2017 at 6:00 PM. This order may be enforced in the Supreme Court of B.C. There shall be no order as to reimbursement of the filing fee herein as it was not part of the settlement. I have dismissed all of the landlord's other claims herein. The parties are cautioned to deal with the security deposit in compliance with section 38 of the Act. The landlord must serve the tenant immediately with copies of this decision and Order as soon as she receives them by email.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: January 10, 2017

Residential Tenancy Branch